



**Sustainable Community Associates**  
Owner | Developer



**Park Synagogue**  
Multifamily Residential

Cleveland Heights  
**Board of Zoning Appeals**

*Variance Request*

7 16 2025  
Rev 1





## Project Scope for Variance Request

The proposed Multi-Family Project is located within the “S-2 Mixed Use” zoning, which requires a height-to-setback ratio of 2:1.

We are requesting that a variance be granted for the portion of the building setback that is less than 70’ from the adjacent property line to allow the development to proceed as proposed.



**Park Synagogue**  
Mendelsohn Restoration



Sustainable Community Associates

**studio BC**

**Environmental**  
Design Group

**REED  
HILDER  
BRAND**

**NAYLOR WELLMAN INC.**  
HISTORIC PRESERVATION CONSULTING

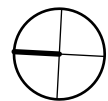
**Variance Request**

BZA Variance Request | 7 16 2025





not to scale



**Park Synagogue**  
Mendelsohn Restoration



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**Existing Site Plan**

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not to scale 



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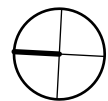
**Approved Development Plan**

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not to scale



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**Preliminary Phase 1 Plan**  
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scale: 1" = 50'-0"



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**C1 Enlarged Plan over Existing**

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scale: 1" = 50'-0"



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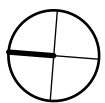
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HISTORIC PRESERVATION CONSULTING

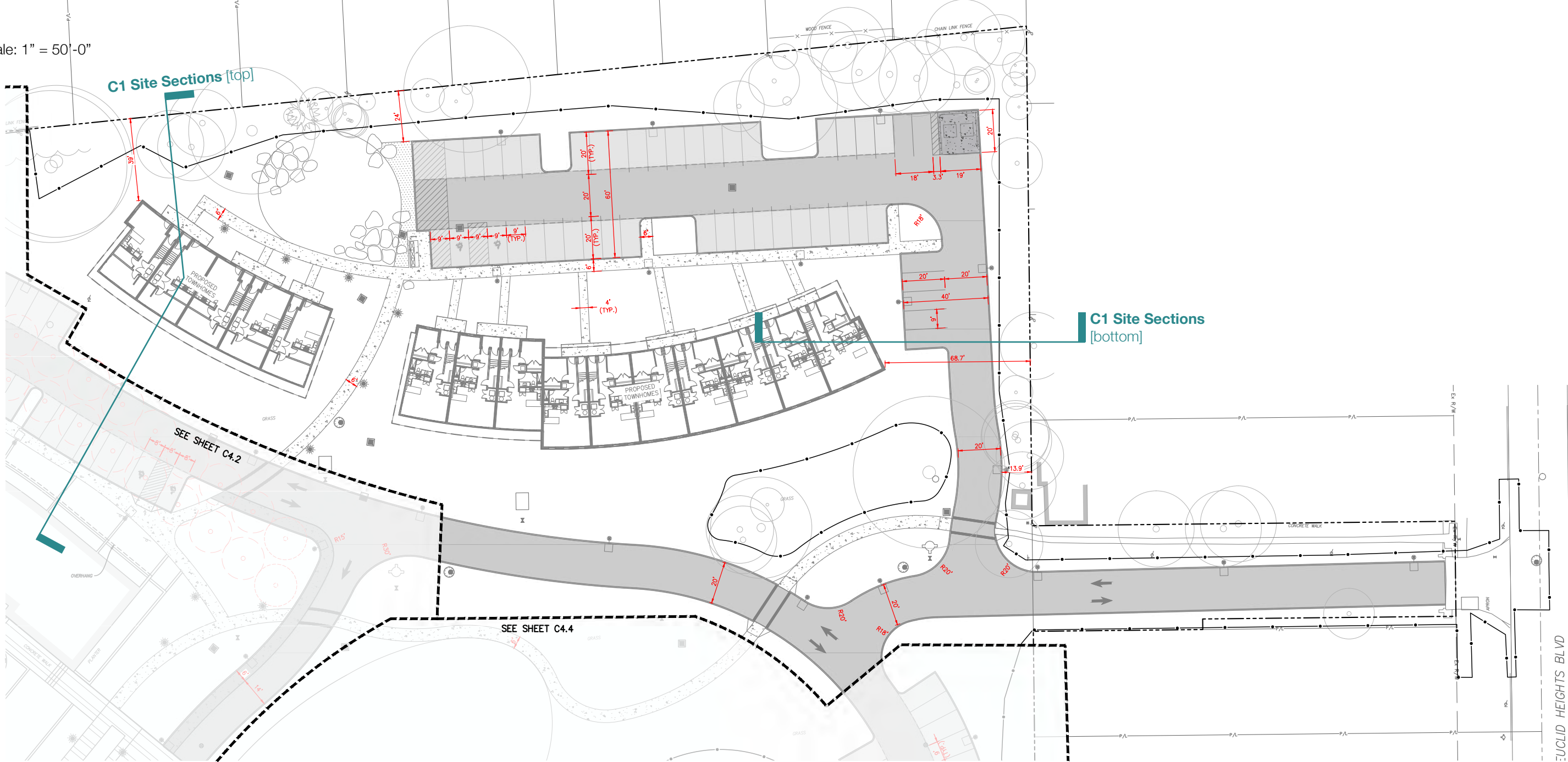
**Historic Viewshed Plan**

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scale: 1" = 50'-0"



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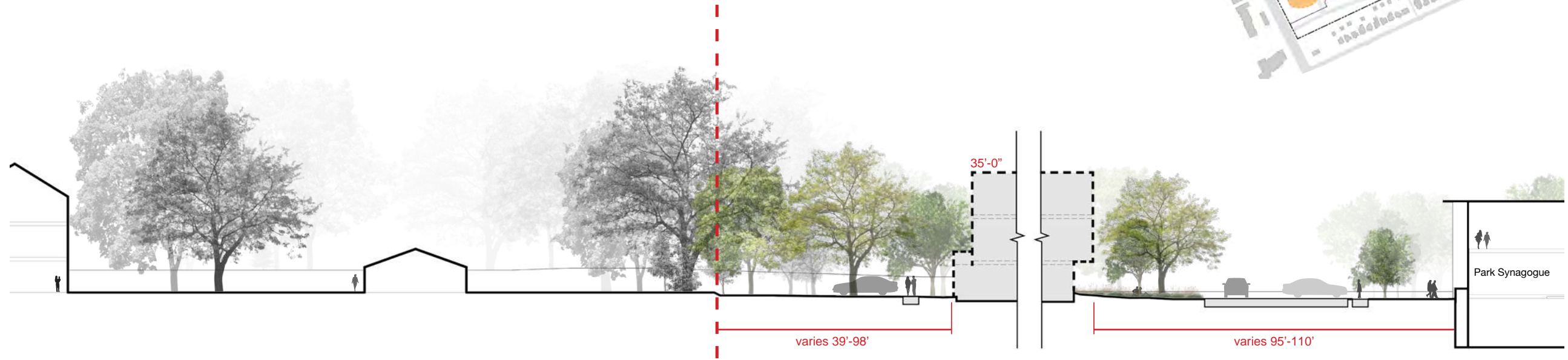
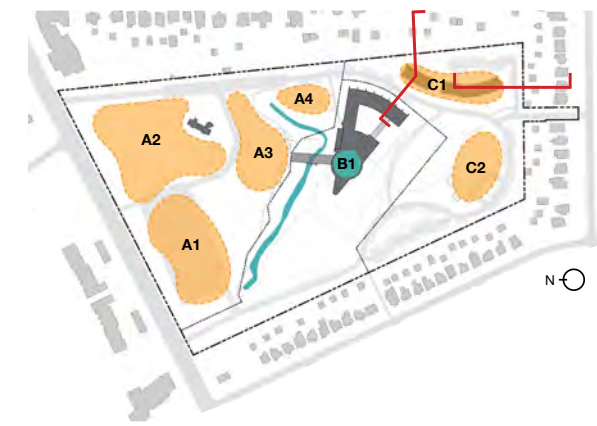
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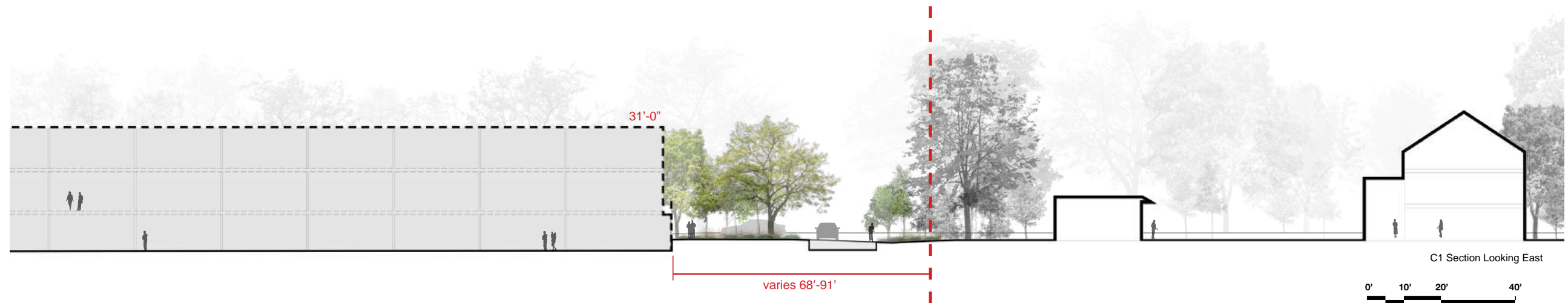
**C1 Technical Layout Plan**

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C1 Section Looking South



C1 Section Looking East





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**Synagogue Drive Photo South**

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**Memorial Photo South-East**

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**Euclid Heights Entry Photo North**

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**Euclid Heights Blvd Entry View N**

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**Synagogue Main Entry View SE**

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**Synagogue School Entry View S**

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**Birds Eye View to Dome NE**

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Mendelsohn Restoration



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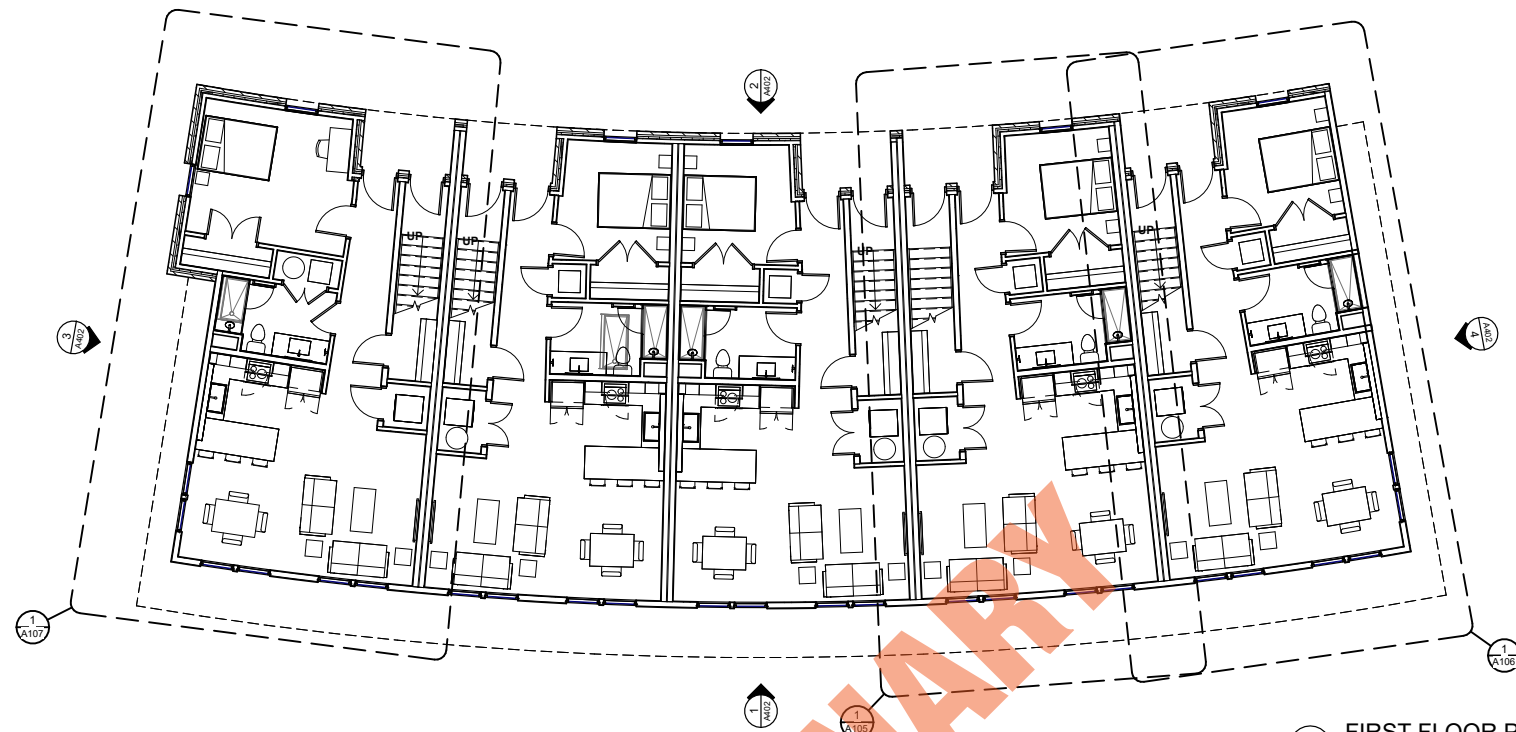
**studio BC**



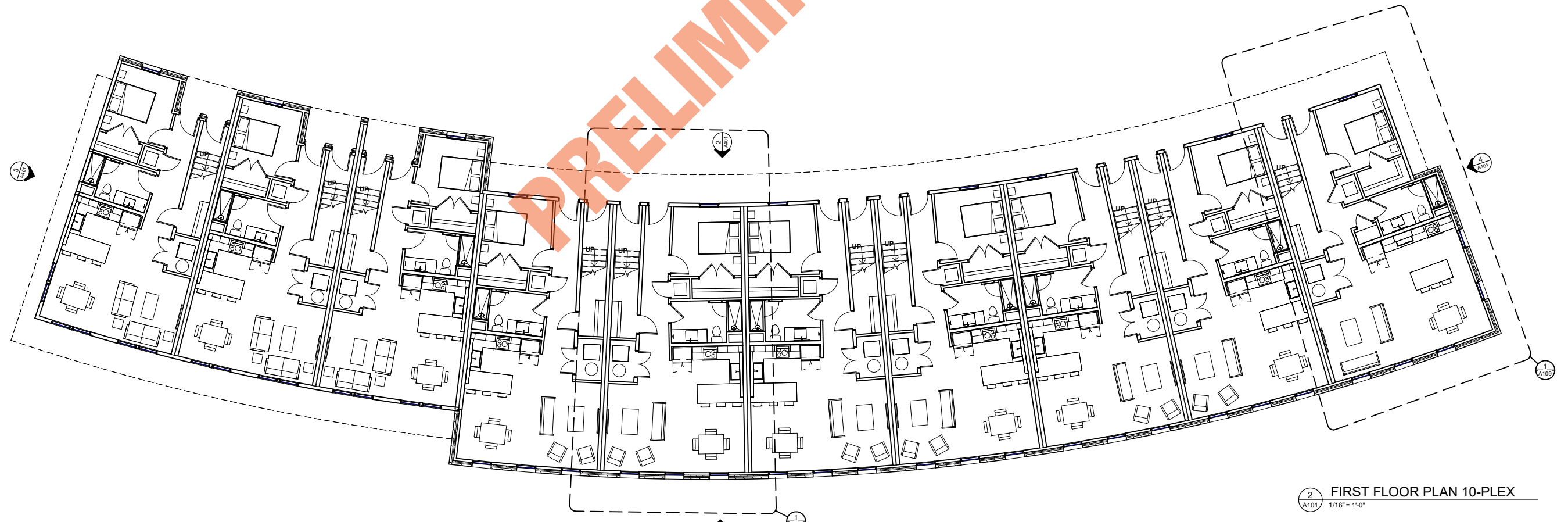
**Neighboring Backyard View SW**

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1 FIRST FLOOR PLAN 5-PLEX  
1/16" = 1'-0"



2 FIRST FLOOR PLAN 10-PLEX  
1/16" = 1'-0"



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Mendelsohn Restoration



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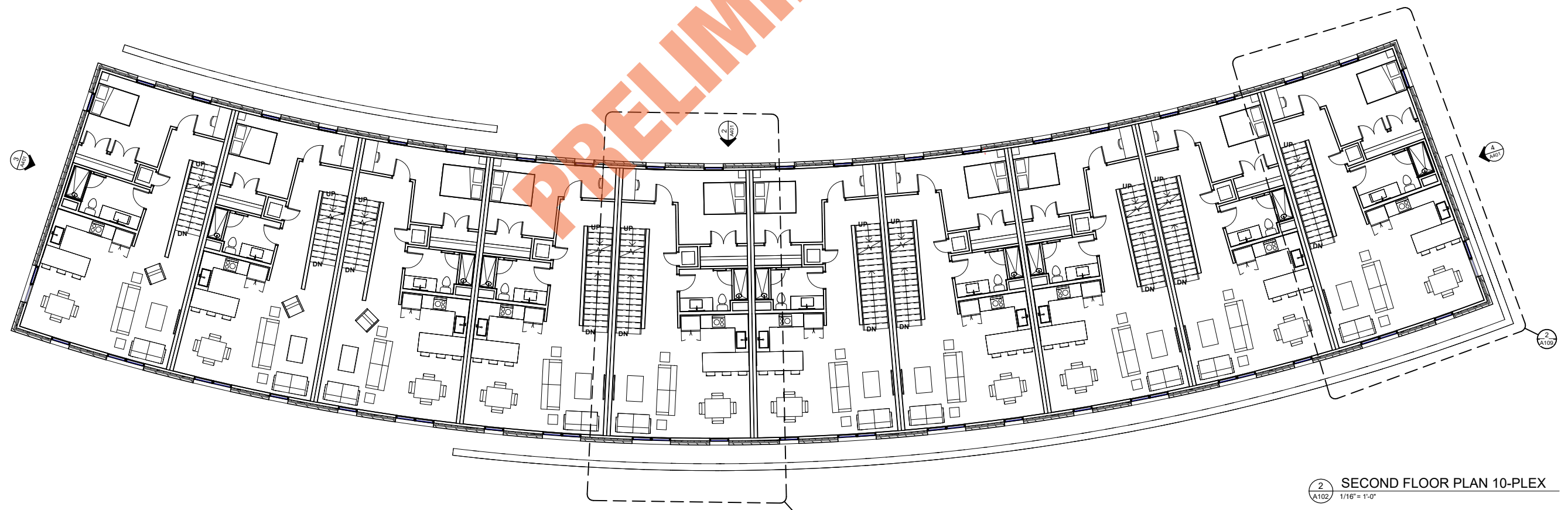
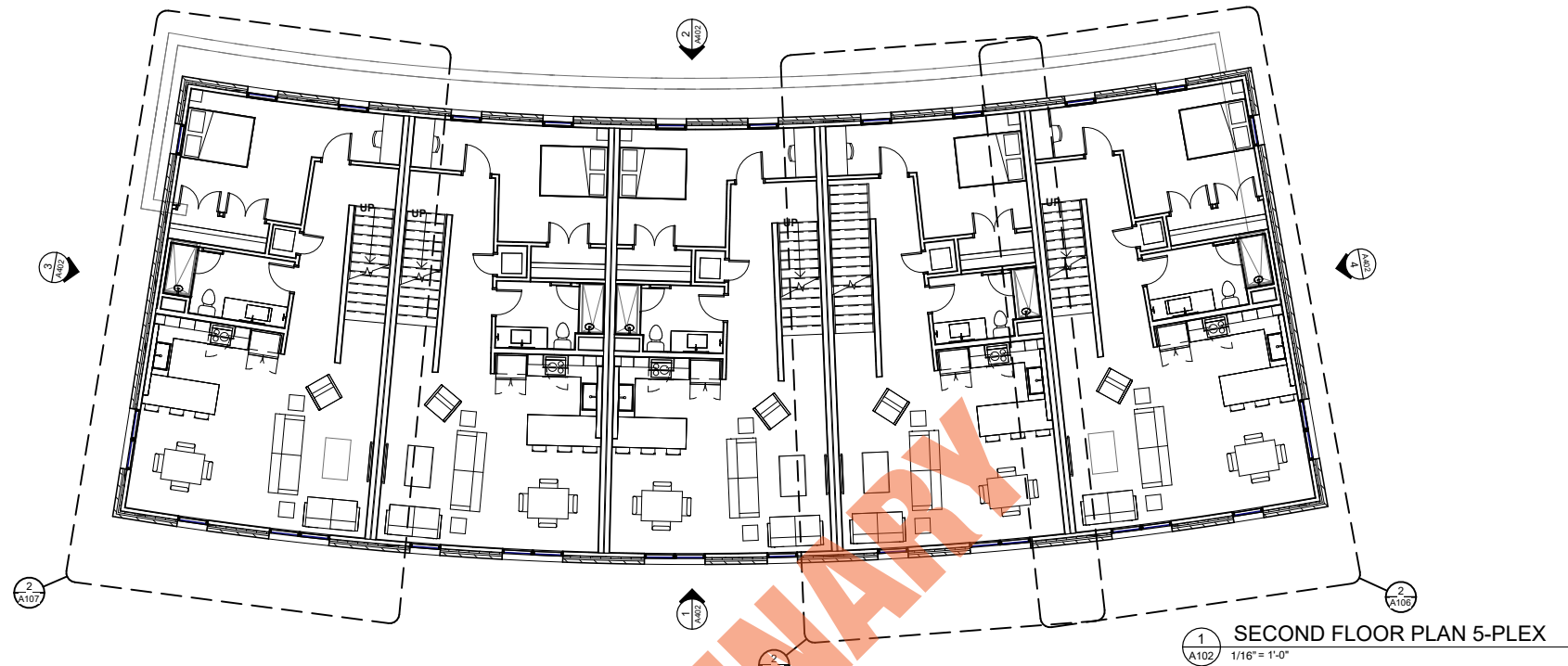
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HISTORIC PRESERVATION CONSULTING

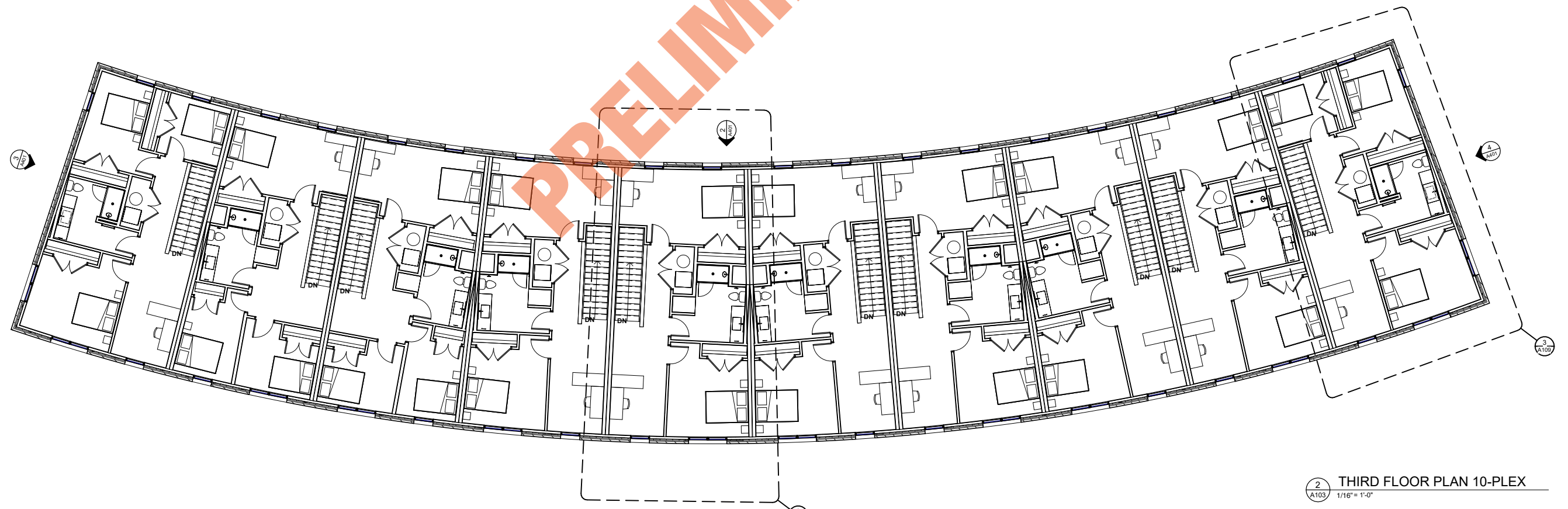
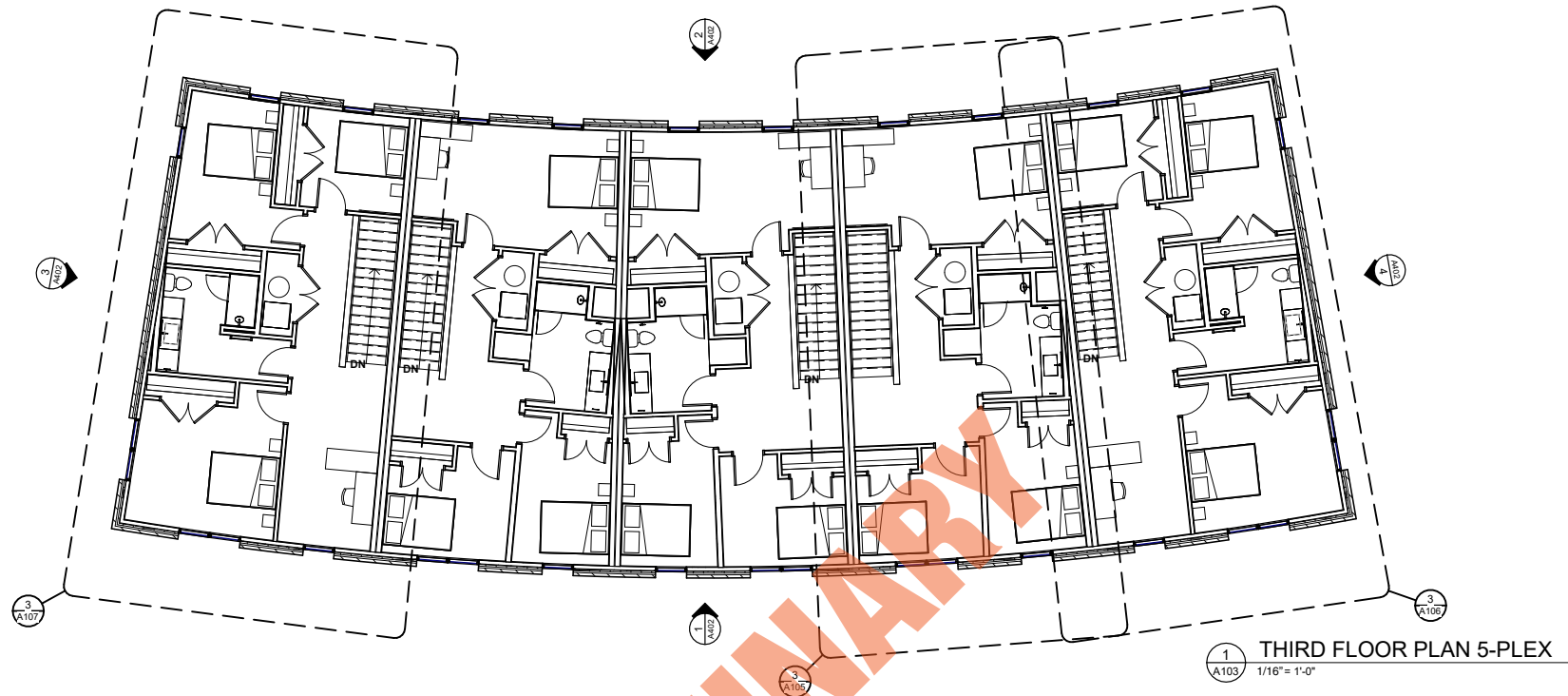
**Ground Floor Plans**

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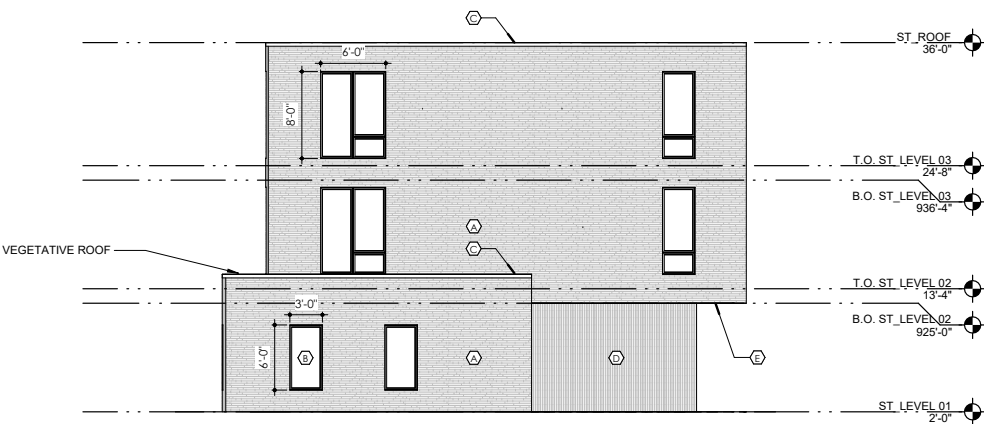




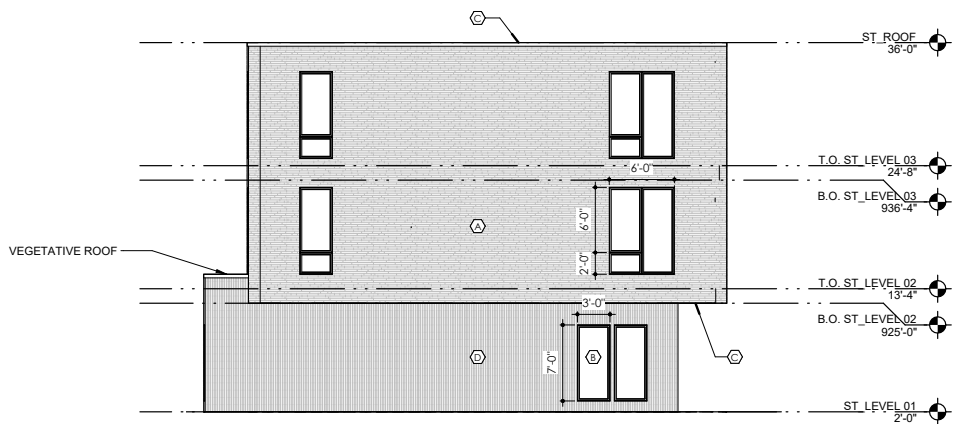




Note: the facade composition is schematic and subject to change, but the building heights relative to grade are fixed.

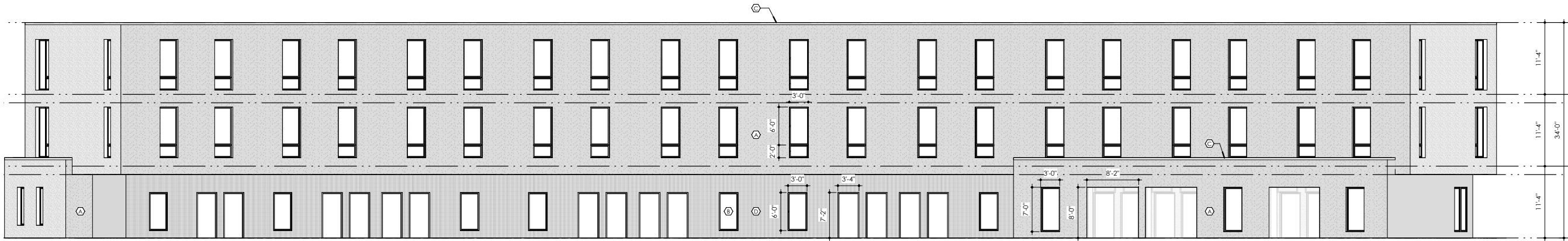


4 LONG ELEVATION - SOUTH  
1/8" = 1'-0"

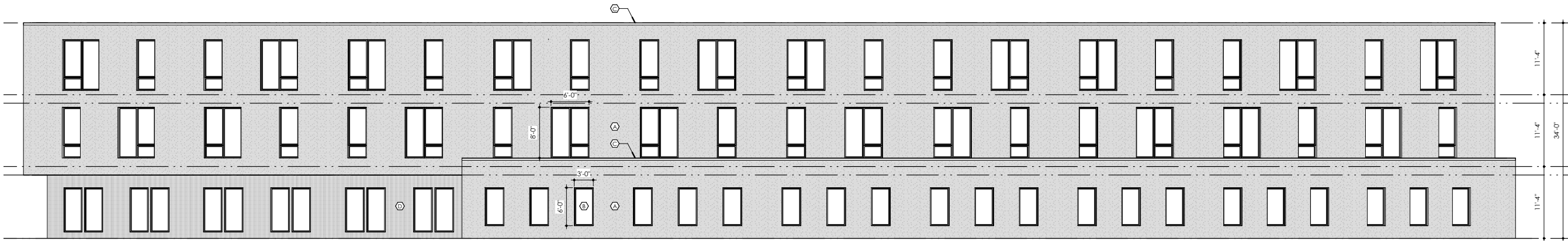


3 LONG ELEVATION - NORTH  
1/8" = 1'-0"

EXTERIOR FINISH LEGEND			
KEY	ITEM/MATERIAL	SIZE/TYPE/COLOR	MANUFACTURER
Ⓐ	LINEAR BRICK	TBD	TBD
Ⓑ	E-SERIES WINDOW	TBD	TBD
Ⓒ	4" PRE-FINISHED ALUMINUM COPING	TBD	TBD
Ⓓ	WOOD-LIKE VERTICAL PANEL	TBD	TBD
Ⓔ	WOOD-LIKE HORIZONTAL SOFFIT	TBD	TBD



2 LONG REAR ELEVATION - EAST  
1/8" = 1'-0"

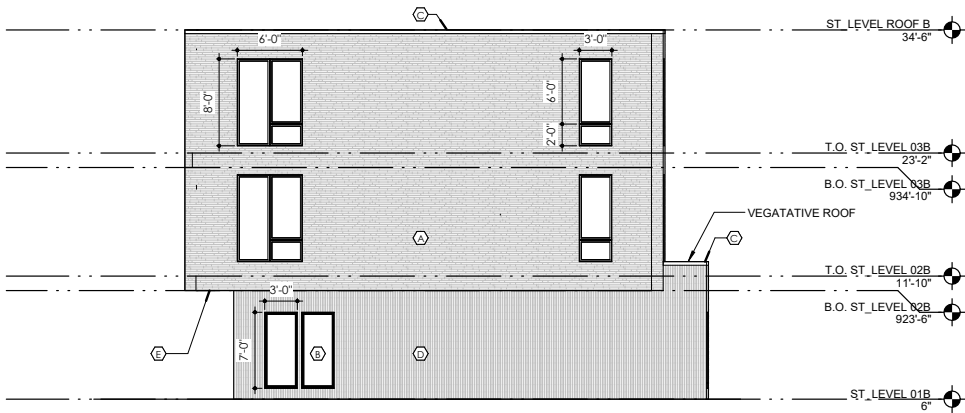


1 LONG FRONT ELEVATION - WEST  
1/8" = 1'-0"

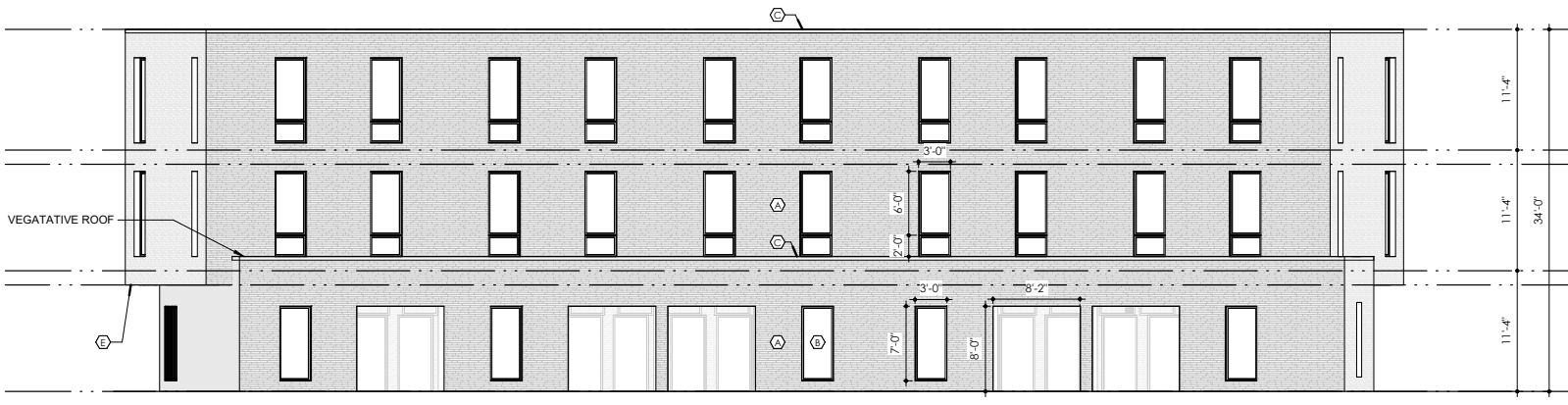


Note: the facade composition is schematic and subject to change, but the building heights relative to grade are fixed.

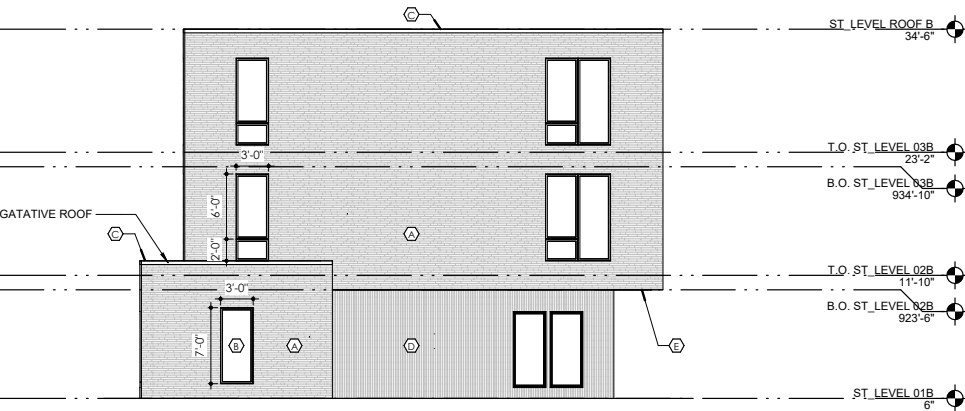
EXTERIOR FINISH LEGEND			
KEY	ITEM/MATERIAL	SIZE/TYPE/COLOR	MANUFACTURER
A	LINEAR BRICK	TBD	TBD
B	E-SERIES WINDOW	TBD	TBD
C	4" PRE-FINISHED ALUMINUM COPING	TBD	TBD
D	WOOD-LIKE VERTICAL PANEL	TBD	TBD
E	WOOD-LIKE HORIZONTAL SOFFIT	TBD	TBD



4 SHORT ELEVATION - SOUTH  
1/8" = 1'-0"



2 SHORT REAR ELEVATION - EAST  
1/8" = 1'-0"

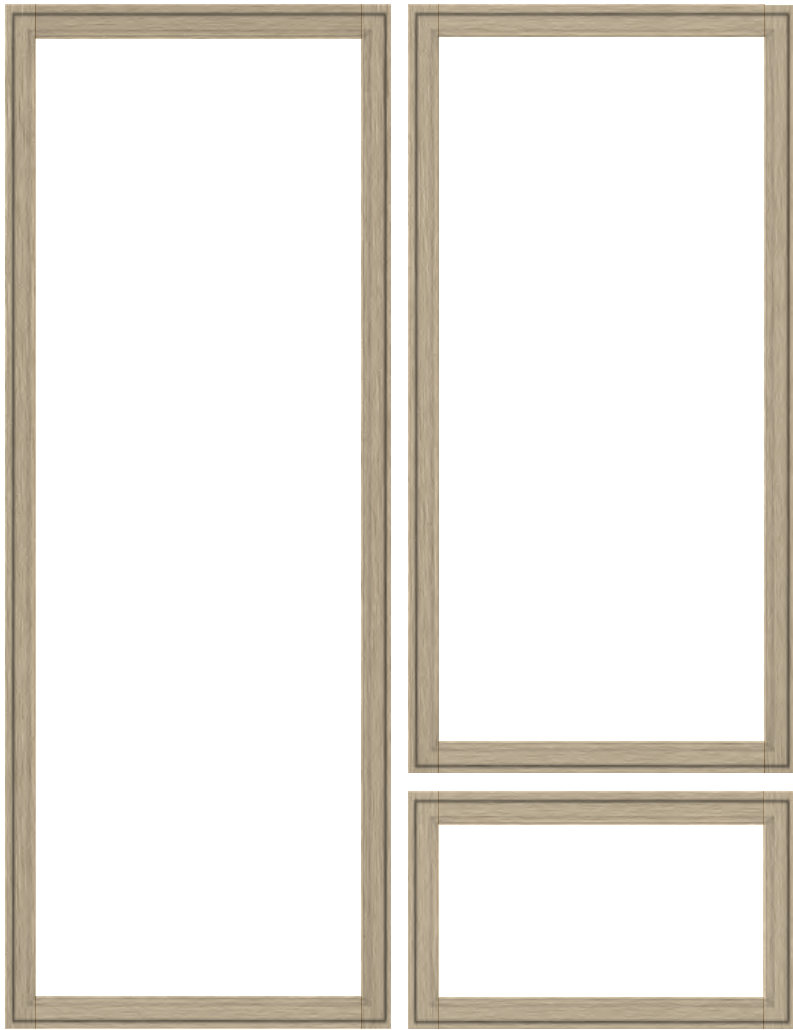


3 SHORT ELEVATION - NORTH  
1/8" = 1'-0"



1 SHORT FRONT ELEVATION - WEST  
1/8" = 1'-0"





Prefinished Aluminum  
Color: Champagne



Installation photo Prefinished Aluminum  
does not match proposed size & color



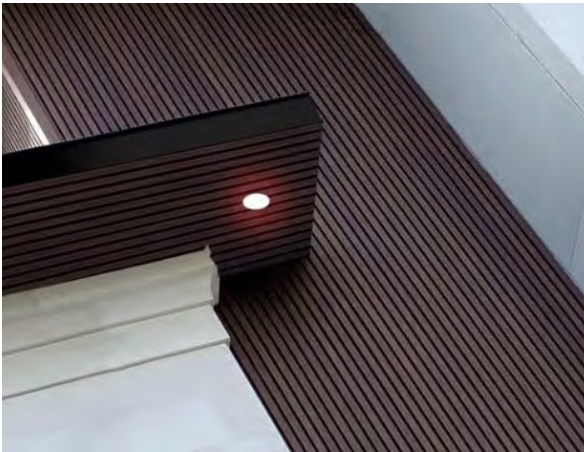
Brick: Standard Height, Varied Lengths  
Color: Brown-Grey Walnut



Brick Installation Photo Interior



Woodlike Fluted Panel  
Color: Golden Maple



Installation photos Woodlike Fluted Panel  
does not match proposed size & color



Brick Installation Photo Exterior





**Park Synagogue**  
Multifamily Residential



VARIANCE REQUEST EXHIBIT  
FRIENDS OF MENDELSON

PC SUBMITTAL

DATE:		
REVISIONS		
Δ	DATE	DESCRIPTION
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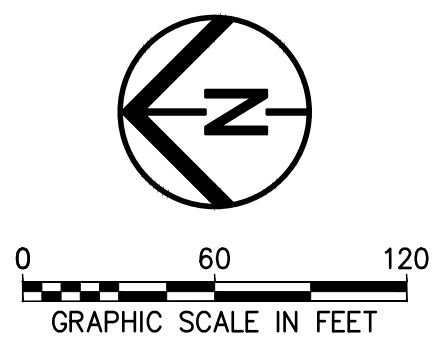
OVERALL SITE  
LAYOUT PLAN



BIKE PARKING					
BUILDING	SQ FT/UNITS	TOTAL REQUIRED	STANDARD	LONG TERM	TOTAL PROVIDED
TOWNHOMES	30 UNITS	8	2	7	9
SYNAGOGUE	75,000 SQ FT	15	8	8	16
DAYCARE	7,090 SQ FT	3	3	0	3

CLEVELAND HEIGHTS CODIFIED ORDINANCES

SECTION	TOPIC	REQUIRED	PROVIDED	VARIANCE
1161.035 (a)	REQUIRED BICYCLE PARKING SPACES – MULTIPLE FAMILY DWELLING	1 PER 4 DWELLING UNITS, 80% REQUIRED LONG-TERM	SEE BIKE PARKING SCHEDULE	
1161.035 (a)	REQUIRED BICYCLE PARKING SPACES – COLLEGES AND UNIVERSITIES	1 PER 5,000 SQ. FT. GFA, 50% REQUIRED LONG-TERM	SEE BIKE PARKING SCHEDULE	
1161.035 (a)	REQUIRED BICYCLE PARKING SPACES – PLACES OF WORSHIP OVER 10,000 SQ. FT. GFA	1 PER 5,000 SQ. FT. GFA	EXEMPT, UNDER 10,000 SQ. FT. GFA	
1161.035 (a)	REQUIRED BICYCLE PARKING SPACES – COMMUNITY FACILITIES	1 PER 2,500 SQ. FT. GFA	SEE BIKE PARKING SCHEDULE	
1161.035 (b)(1)	LOCATION OF BICYCLE PARKING SPACES	MAY NOT INTERFERE WITH PEDESTRIAN/VEHICULAR TRAFFIC; WELL-LIT AND VISIBLE TO BUILDING OCCUPANTS OR FROM STREET	PROVIDED	
1161.035 (b)(2)	LOCATION OF BICYCLE PARKING SPACES	BICYCLISTS MAY NOT TRAVEL OVER STAIRS/OBSTACLES TO ACCESS BICYCLE PARKING	PROVIDED	
1161.035 (b)(3)	LOCATION OF BICYCLE PARKING SPACES	ALL REQUIRED SPACES MUST BE ON THE SAME LOT AS THE USE	PROVIDED	
1161.035 (b)(4)	LOCATION OF BICYCLE PARKING SPACES	SHORT-TERM SPACES MUST BE 50' FROM BUILDING ENTRANCE AT SAME GRADE AS SIDEWALK/ACCESSIBLE ROUTE	PROVIDED	
1161.035 (b)(5)	LOCATION OF BICYCLE PARKING SPACES	LONG-TERM SPACES MUST BE IN COVERED AREA ACCESSIBLE FROM BUILDING ENTRANCE	TBD	
1161.035 (b)(5)	LOCATION OF BICYCLE PARKING SPACES	LONG-TERM SPACES MUST BE IN SECURE LOCATION	TBD	
1161.035 (b)(6)	LOCATION OF BICYCLE PARKING SPACES	BICYCLE PARKING FOR RESIDENTIAL USES MUST BE IN RESIDENT-ACCESSIBLE, SECURE AREAS	PROVIDED	
1161.035 (c)(1)	DESIGN OF BICYCLE PARKING SPACES	MIN. BICYCLE SPACE DIMENSION OF 2' X 6', MIN. 7' VERTICAL CLEARANCE, MIN. 5' AISLE BETWEEN ROWS	PROVIDED	
1161.035 (c)(3)	DESIGN OF BICYCLE PARKING SPACES	LONG-TERM SPACES MUST BE COVERED WITH PERMANENT CONSTRUCTION, 7' VERTICAL CLEARANCE	TBD	
1161.09	OFF STREET LOADING SPACES REQUIRED	OFF-STREET LOADING SPACES REQUIRED ON SAME ZONING LOT AS NECESSARY TO MEET NEEDS OF PRINCIPAL USE	PROVIDED	
1161.11(a)	PARKING SPACE DIMENSIONS	9'X20', COMPACT MAY BE 7'6"X16' AS REGULATED IN 1161.107	9'X20'	
1161.11(c)	CIRCULATION AISLES	22' MINIMUM CIRCULATION AISLE FOR 90 DEGREES PARKING, 24' MAXIMUM	20'	2' VARIANCE
1161.11(g)	CURBS AND CURB INLETS	CONCRETE OR STONE CURB, 6" MIN. HIGH	6" HIGH CURB	
1161.11(g)(1)	CURBS AND CURB INLETS – LOCATION	PERIMETER OF PARKING WHEN ABUTTING LANDSCAPED AREA	PROVIDED	
1166.06 (a)(6)	PARKING LOT LANDSCAPING – PROTECTION	LANDSCAPE TO BE PROTECTED FROM PARKED CARS	6" HIGH CURB	
1166.06 (c)(1)	PARKING LOT LANDSCAPING – INTERIOR	FOR LOTS OF 10 OR MORE SPACES	PROVIDED, SEE PLAN	
1166.06 (c)(2)	PARKING LOT LANDSCAPING – INTERIOR	1 ISLAND BETWEEN 10 CONTIGUOUS SPACES	PROVIDED	
1166.06 (c)(3)	PARKING LOT LANDSCAPING – MINIMUM INTERIOR LANDSCAPE AREA	10% OF PARKING LOT AREA	TBD	
1166.06 (c)(4)	PARKING LOT LANDSCAPING – MINIMUM PARKING ISLAND AREA	MIN. 125 SF	VARIES, GREATER THAN 125 SF	
1166.06 (c)(5)	PARKING LOT LANDSCAPING – ISLANDS CURBS	MIN 6" ABOVE SURFACE GRADE (CONCRETE CURBING)	6" HIGH CURB	
1166.06 (c)(6)(A)	PARKING LOT LANDSCAPING – SHADE TREES	1 SHADE TREE FOR EVERY PARKING LOT ISLAND/LANDSCAPED AREA	PROVIDED, WITH SOME EXCEPTIONS	NO SHADE TREES OVER GEOTHERMAL WELLS

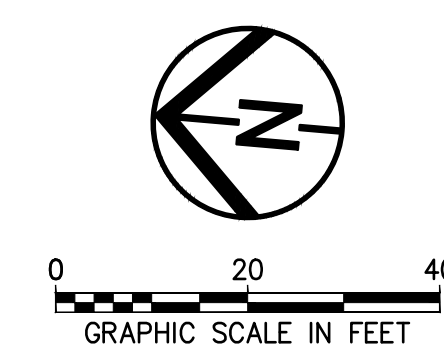
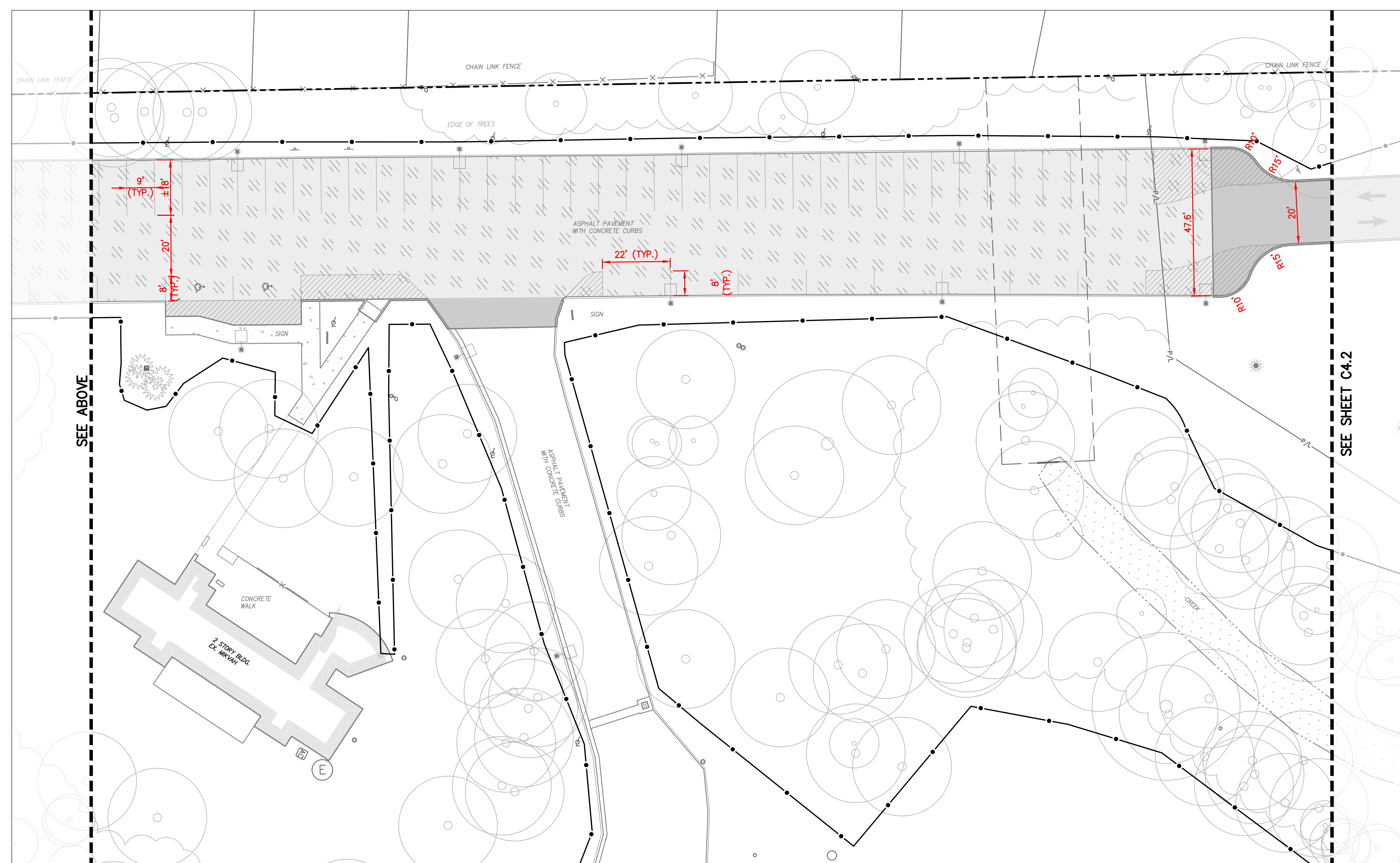
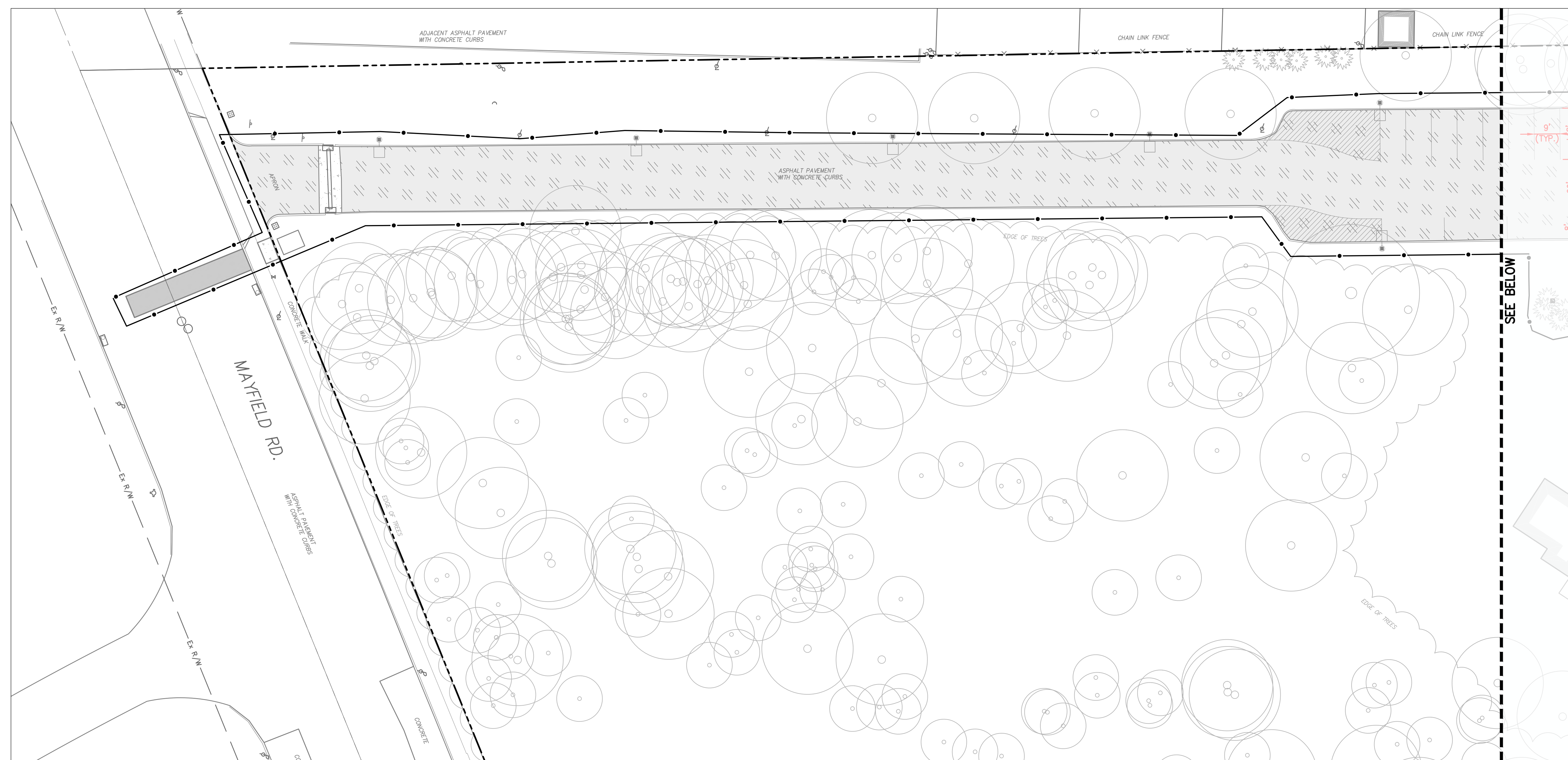






## PC SUBMITTAL

### SITE LAYOUT PLAN - ZONE A



FRIENDS OF MENDELSON 24-00227-010 PARK SYNAGOGUE CADD/EXHIBITS 2025-06-27 VARIANCE REQUEST EXHIBIT - 7/1/2025 2:28:44 PM





**VARIANCE REQUEST EXHIBIT**  
FRIENDS OF MENDELSON

PC SUBMITTAL

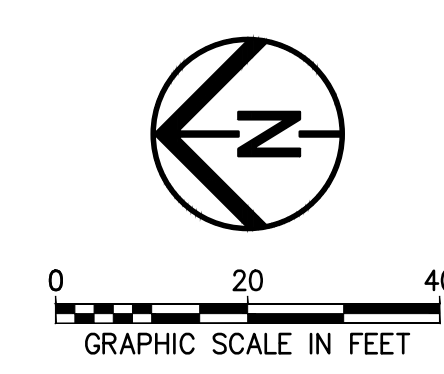
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DATE ISSUED:			

SITE LAYOUT PLAN -  
ZONE B



## PC SUBMITTAL

## SITE LAYOUT PLAN - ZONE C

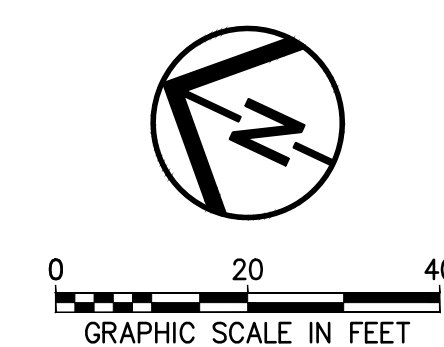


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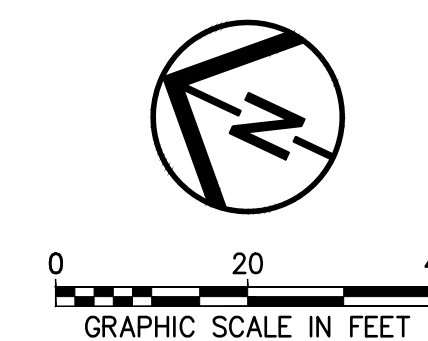


## PC SUBMITTAL

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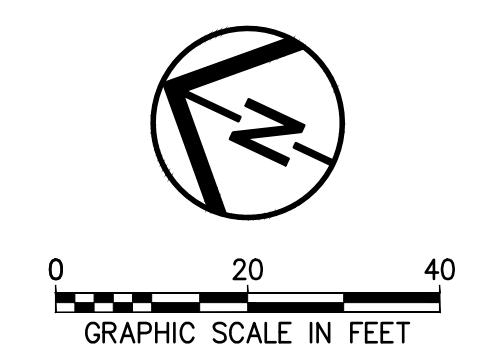
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## PC SUBMITTAL





## PC SUBMITTAL

## SITE LAYOUT PLAN - ZONE G

